



HUNT & NASH

Est. 1938

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1 Walnut Way, Bourne End Buckinghamshire SL8 5DW

**STUNNING SPACIOUS FOUR BEDROOM FAMILY HOME
LARGE SITTING ROOM: FAMILY ROOM: DINING ROOM
KITCHEN/BREAKFAST ROOM: UTILITY: CLOAKROOM
MASTER BEDROOM WITH EN SUITE: THREE FURTHER BEDROOMS
FAMILY BATHROOM: DETACHED DOUBLE GARAGE
WELL MAINTAINED GARDENS: CUL DE SAC
CLOSE TO TRAIN STATION & SHOPS: EPC RATING D**



This exceptional family home has been extended and re modelled to provide spacious, comfortable accommodation throughout and is ideally placed for the village centre, in a quiet cul de sac just a short walk from Bourne End railway station.

The ground comprises of a welcoming entrance hall with an impressive sitting room, a dining room and a family room. There is a good size kitchen/breakfast room overlooking the garden with an extensive range of cupboards and a drawers and a range style cooker. Off the kitchen is a very useful utility room and there is a cloakroom on the ground floor too.

The first floor has been designed to maximise the space that is on offer and there is a lovely master bedroom with an en suite, three further bedrooms and a family bathroom. All the bedrooms have fitted wardrobes and the sanitary ware is all white..

Externally the property benefits from all round access and the well maintained gardens are laid mainly to lawn with mature flower and shrub borders and various seating areas. There is a detached double garage with a wooden stair case leading to the roof space which is ideal for storage and may lend itself for conversion into a home office.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

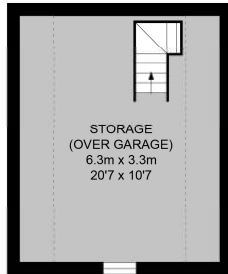
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

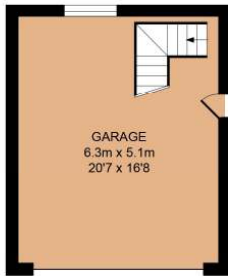
GUIDE PRICE . . . £925,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

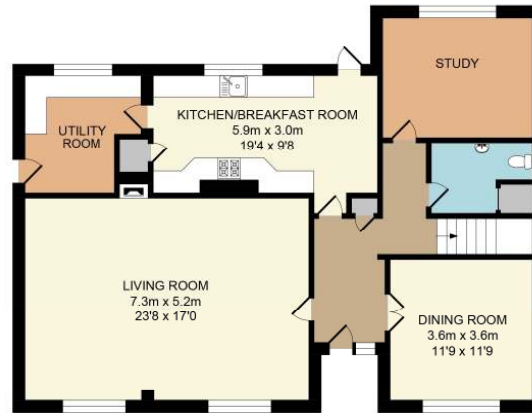
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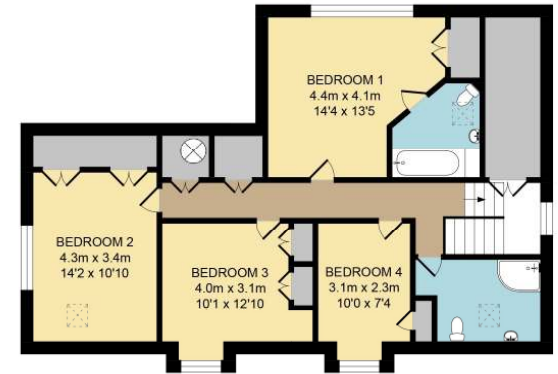
GARAGE FIRST FLOOR



GARAGE



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 204 SQ.M. / 2196 SQ.FT. (EX. GARAGE)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.
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Living Room 23'8 x 17' An exceptionally large room with smooth plastered ceiling with inset ceiling spotlights. The large wood framed double-glazed windows to the front of the house afford good light. A "Brilliant" Corian artificial gas fireplace is set on the Corian hearth. Two radiators, television aerial/satellite point and multiple power points.

Dining Room 11'9 x 11'9 Entered through double oak door, smooth plastered ceiling with inset spotlights, double glazed wood window to the front, radiator and multiple power points.

Study 11'9 x 10' Good sized Study/TV Room/Office with triple window out to the rear garden, single radiator, ceiling lights, multiple power points and TV aerial.

Kitchen / Breakfast Room 19'4 x 9'8 smooth plastered ceiling with inset ceiling spotlights, double-glazed triple wood window overlooking the garden and double opening wood double glazed patio doors leading to the part covered patio and garden. Shaker style kitchen base units with wall mounted cupboards above, Rangemaster Stainless Steel Toledo 110 Double Oven / Separate Grill and Warming Oven over which is a Rangemaster Stainless Steel Extractor Hood. One and a half Franke sink and tap with waste disposal, integrated dishwasher, further full height cupboards with integrated refrigerator and up and over door with microwave oven space, two large width and depth pan draws, under cupboard lighting and wood effect work tops and tiled splash backs, there is also a large larder style cupboard which houses the water softener, multiple plug points, single radiator.

Utility Room (No measurements) Shaker style cream/wood units both base and wall extend from the kitchen area. Under counter spaces for washing machine and tumble dryer. Wall mounted boiler, single radiator, down lighters. Rear half glazed door leads outside and the garage side door.

WC Large downstairs WC with feature vanity unit with half tiled splashback, single radiator and under stair storage cupboard with lighting.

Oak Stairs with oak handrail provide access to the first floor landing and onwards to all first floor accommodation, single light fitting above, double doors mid stairs with built-in storage cupboard, large floor to ceiling opening stair feature window.

Master Bedroom 14'4 x 13'5 Smooth plastered ceiling with inset ceiling spotlights, double-glazed wood window to the rear enjoying views over the garden, built in double wardrobe, radiator, television aerial point and power points.

En Suite Fully tiled Bathroom Room with inset ceiling spotlights and extractor fan, velux window, white suite comprising low level corner W.C., wall-mounted wash hand basin and bathroom storage cabinets, P shaped shower/bath, wall-mounted ladder style radiator, shaver and power point.

Bedroom Two 14'2 x 10'10 Smooth plastered ceiling with inset ceiling spotlights, wood window double-glazed window, velux window, single radiator, two double doored built-in wardrobes with hanging rail and shelved storage space, TV aerial and multiple power points.

Bedroom Three 10'1 x 12'10 Smooth plastered ceiling with inset ceiling spotlights, double-glazed wood dormer window to the front, two double doored built in wardrobes with shelving and hanging rails, door leading to eaves storage with light, single radiator, TV aerial point and power points.

Bedroom Four 10' x 7'4 smooth plastered ceiling with inset ceiling spotlights, with dormer wood double glazed window to the front, single doored built in wardrobe with shelf and hanging rail, single radiator and multiple power points.

Family Bathroom smooth plastered ceiling, fully tiled with inset ceiling spotlights and extractor fan, velux window, suite comprising low level W.C, corner bath with shower, wall-mounted wash hand basin, steel ladder style radiator, base bathroom units with cupboard and drawer storage, shaver and power points.

Landing single radiator with two double doored cupboards, one houses the emersion heater and fully shelved airing cupboard, the other a wardrobe with shelf and railing, further door inside leads to eaves storage area, single radiator, access to loft space above.

Outside there is a large driveway and the good sized front garden is laid mainly to lawn with mature shrubs and trees to each side affording good privacy. The rear of the property is enclosed to both sides and front by timber fencing and hedging with a wrought iron gate leading from one side and a close boarded timber gate from the other, the good sized garden is surrounded by mature shrubs and trees, to one side there is a garden shed and to the other corner is a pleasant decked area with trellis, outside tap. There is a large stone patio from the kitchen which has the benefit of being part covered offering "cantina" style alfresco dining.

The larger than average detached double garage with electric up and over doors also has a rear window and feature window, there are wall units in the garage with a work top, numerous power points, it also has an internal staircase which leads up to a substantial area currently used as storage which has been insulated and could be adapted further to create a home/office/ gym or games room. The garage has both power and lighting and a side door gives access to the main house.



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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